

Wrexham County Borough Council  
Planning Officer  
16 Lord Street  
Wrexham  
LL11 1LG

Date: 1<sup>st</sup> August 2016

Dear Sir/Madam,

### **PEN Y BRYN, WREXHAM: CONTAMINATED LAND QUERIES**

Thank you for referring the additional information with regard to the above received at our office 15<sup>th</sup> July 2016.

Information received:

- Letter, reference 1600/PYB/DVW/mjs , from Groundsolve Ltd dated 13 July 2016 to John Small at DMR (North Wales) Ltd.

Firstly, with regard to the Groundsolve's confusion over the discharge of the conditions on use of soakaways (Condition 10): for clarification, Geoscience's advice that soakaways would be unsuitable at this site was with respect to the use of soakaways **during redevelopment works**, and this advice was given based on the limited information that had been provided to date.

The additional information is useful in that it presents a clear redevelopment and remediation proposal, which was previously lacking. Nevertheless, even with the additional information, we maintain our view that the work submitted does not constitute an adequate controlled waters risk assessment.

Of the limited investigation that was carried out two samples only were taken from the strata underlying the made ground; and these two samples were not submitted to chemical analysis. Therefore, there is no confirmation that contamination has not migrated from the made ground to the underlying layers. Furthermore, it seems that there is no proposal to excavate the made ground from those areas where buildings will be constructed. The report identifies the river Gwenfro 140m north west of the site and concludes that it is likely that groundwater will flow towards the river. Therefore, there is a potential surface water receptor, as well as the Secondary A aquifer.

On this occasion as a way forward, we suggest that following excavation of the made ground samples of the underlying strata should be taken and submitted for analysis to verify the quality of the ground beneath the made ground. Also, if it is intended to leave the made ground *insitu* beneath the structures then we suggest that further samples should be taken of the natural ground

underlying the made ground in these area to demonstrate that there is no underlying source of contamination.

During excavation works, site drainage should be channeled away from areas of contamination and only clean and uncontaminated water should be allowed to discharge to ground.

The remediation strategy should be revised accordingly to include the above suggestions. Until a revised remediation strategy is agreed we cannot recommend discharge of conditions.

Yn gywir / Yours' faithfully,

**Ruth Prichard**

**Swyddog Cyswllt Cynllunio / Planning Liaison Officer**

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Deialu uniongyrchol/Direct dial: (0300) 065 3787 **Siaradwr Cymraeg / Welsh Speaker** 

cc: